

NORTHERN SPORTS FIELDS COMPLEX AND PARK COORDINATION
&
OVERSIGHT AD HOC COMMITTEE

-APPROVED-

Meeting Minutes

13 March 2003, 7:00 PM

Marshall Community Center Annex, Marshall, VA

1. Call to Order and Opening Remarks

The March 13, 2003 meeting of the Northern Sports Fields Complex and Park Coordination and Oversight Committee (NSFC) was called to order by Chairman Harry Atherton, at 7:00 PM.

Committee Members and Staff Present:

Marie Glascock, Scott District

George Downes, Jr., FYSCC

Harry Atherton, BOS

David Graham, Parks & Rec Board

Langhorne Bond, Citizen Representative

Joan Fries, Marshall Business & Residents Association

Randy Wheeler, Deputy County Administrator

Ron Mabry, Staff

Larry Miller, Director, Parks & Rec

Cynthia Hair, Staff

Sue Wolford, PHR & A

Joe Babarsky, DCS Architects

Nancy Clanton, Clanton & Associates

2. Adoption of the Agenda

The agenda was unanimously approved as presented.

3. Adoption of the Minutes of 1/22/03 & 2/13/03

The minutes of the January 22, 2003 and February 13, 2003 meetings were approved unanimously upon motion made by Marie Glascock that was seconded by David Graham.

4. Project Design Update – Mr. Mabry & PHR&A Staff

Mr. Mabry gave a brief overview of the entire project, saying that PHRA and Clanton & Associates would give in-depth reports on lighting, design and pool construction. Ms. Wolford distributed a Memorandum dated March 13, 2003, which covers the specific areas of project design.

Groundwater Study:

Mr. Mabry said that the Health Department had completed the well inspections, explaining the delay due to the heavy snows. He met the driller on the site with Emery &

Garrett (EG) personnel to perform a general well-site review. He said he has met with the Health Department to inspect the well sites and discussed how two of the well sites would need to be moved because of Health Department regulations. He said the second and third wells have no location problems, but that the fourth well may need to be moved due to its proximity to one of the soccer fields. He said that the fifth well (in the woods) would have to be moved 50 feet to a higher area on the site to comply with the Health Department, and that the sixth site was approved without change. He said the wells will be drilled in number order. If sufficient water can be obtained from one or two wells the remaining sites would not be drilled. If sufficient water is not found in early well drillings we would continue drilling efforts through the series. In addition to water volume from any well the overall test of a well's availability will be based on pumping draw-down tests on surrounding property owner's wells. If there is a negative impact a specific well may not be used or a smaller volume of water would be utilized from that well. EG currently has a crew in Manassas and will be back out to the site to make adjustments to the two wells that need relocation and that the Health Department should be able to issue permits within the week. Mr. Mabry said that the bad news is that it continues to rain and the driller told him that they cannot get their equipment on site under the present conditions.

Site Design and Related Items

Ms. Wolford of PHRA discussed progress with the special exception permits, saying only two would be necessary – one for the above-ground water tank and the other for the pumping station. She said that the size of the water tank will be determined later. Mr. Mabry added that the use of more than 10,000 gallons per day does not need a special exception as the regulation does not apply to recreational use. Ms. Wolford said the site plan is 95% ready, except for placement of the water lines on the plans. She said that storm water management is also an issue as the existing culvert under Route 55 is inadequate. She said PHRA is working with VDOT and the County to design a storm water management pond on the west side of the entrance road. Ms. Wolford said she has met with WSA and was advised that since the sanitary sewer system in The Plains was not adequate to accommodate our project, we will need to build a “repumping” station that will accommodate all product coming from The Plains and our site and repump it to the Marshall facility at a lower pressure. This will increase the overall cost of the pumping station. Additionally, WSA has design standards that will be imposed requiring a dedicated 60 foot by 80 foot site that is fenced and secured from the general public. PHRA is working with WSA on the overall design and details of what will be required.

Project Lighting Study:

Nancy Clanton of Clanton & Associates presented a visual demonstration of “light trespass designs” for the committee. Ms. Clanton described the four classifications of lighting (with four being the lowest lighting level), saying that she recommended using level four for the park site. She said this will cut the number of floodlights by 50% and will save energy and cost of materials. She displayed a site plan for parking lots and related site lighting with recommended lighting fixtures and described where the lights would be located. Ms. Clanton asked the committee if all the lights (except those for security) could be turned off when the park was closed and Mr. Miller replied that Parks

& Rec would prefer to have the ability to control lighting zones and times. Mr. Atherton asked if the committee should recommend level four lighting and Mr. Miller suggested that verification from the leagues regarding lighting requirements for tournaments be sought. He said it would only affect the baseball field if it applies. Mr. Mabry asked Ms. Clanton to develop an impact report on neighboring properties. She said she would prepare one, saying that they would be working on high poles (less intrusive light) and the angles of the lighting to minimize impact.

Pool/Architectural Review:

Mr. Babarsky discussed architectural design issues relating to the pool. He displayed a schematic of the pool design, showing two pools as part of the aquatic facility. One would be the standard rectangular lap pool and the other was a shallow children's pool. Another feature was a "water playground" on the decking which would be geared to use by small children. Mr. Mabry described the budget issues concerning the pool(s), saying he would send copies of the budget to committee members. He said that questions on the storm water management, sewer tap fees and permits could possibly drive the pool budget up. He said that various features on the pool could be the responsibility of the pool fundraising committee and their funds would go to providing those items.

Perimeter Fencing:

Mr. Mabry said that a decision on fencing could not be made at this time. He still plans to prepare photo overlays of fencing options so the committee can see the visual impact from the roadway.

5. Amendment(s) to Contract with FYSCC

Mr. Downes said that he was getting a little pressure from his group regarding the language in the agreement relating to the leagues' responsibility for building the fields. Mr. Atherton said they needed to get together with the County Attorney before the next meeting to figure out what (if any) changes could be made. Mr. Bond has questions regarding local advertising and Mr. Atherton said that this was another issue to be discussed between FYSCC, the Board of Supervisors and the representative(s) of the Mellon Estate.

6. Roundtable

- Mrs. Glascock said she was pleased that progress was being made, saying she understood all the delays concerning permitting and other matters. She is anxious for work to begin on the site so people can actually see the progress.
- Mr. Mabry said that the updated conceptual design/site plan will be posted on the County's web site. He asked if it should be sent to neighboring property owners as well. Mr. Atherton said it would be good to send to the neighbors, and to also post a large sign on the property. Mr. Mabry said PHRA was preparing large site plan boards to display in the libraries and other public places. Mr. Atherton suggested one of these boards be placed on the site.
- Mr. Miller said the pool fundraising is up to approximately \$29,000 now. Mr. Borgstrom said that a dinner is planned for next week. Mr. Miller said that the "no trespassing" signs were going up next week and he asked if the committee

should discuss pool lighting. Mr. Wheeler replied that the basic pool design currently being implemented at Vint Hill includes minimum in-pool and perimeter lights.

- Mr. Atherton asked the committee members to mull over the lighting issues to be considered at the next meeting. He suggested they request the architect to include lights for the pool to allow night use and to check on other pools regarding their protocol for night use.

7. Set Next Meeting Date

The next regular committee meeting is scheduled for 7:00 PM, Thursday, April 10, 2003, at the Marshall Community Center Library.

8. Adjourn

The meeting was adjourned at 8:25 PM.